



EQUITY
INVESTMENT
SERVICES

RARE WINTER PARK FREE-STANDING RESTAURANT

610 W MORSE BLVD, WINTER PARK, FL 32789

CONFIDENTIAL LISTING: DO NOT DISTURB CURRENT BUSINESS OPERATION.
CONTACT BROKER FOR MORE DETAILS.

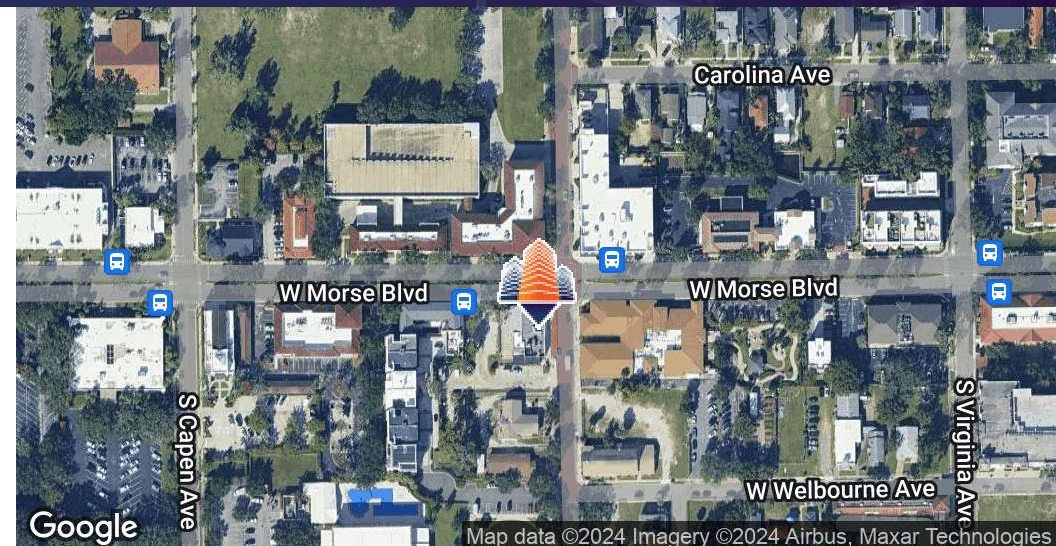
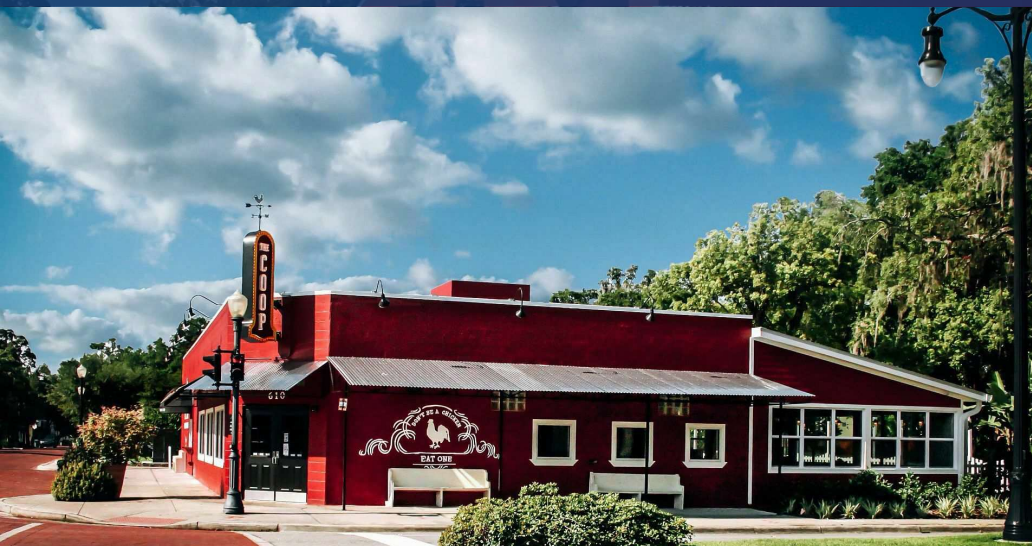
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Free Standing 2nd Gen Restaurant space with 1,200 SF Patio
- Entitled for "Full Liquor" 4COP License
- Pick up Window in place
- Located in the heart of Winter Park, the region's most affluent submarket
- Hard signalized corner property
- 55 parking spaces + street parking
- Minutes from I-4 and Winter Park Village
- High Income and Dense Population
- One-of-a-kind opportunity to enter a market with high barriers to entry and limited restaurant zoning

[CLICK HERE TO ACCESS PLANS.](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,700 SF + 1,200 SF patio
Lot Size:	0.60 acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,648	42,291	127,001
Total Population	9,669	94,651	281,823
Average HH Income	\$120,675	\$132,357	\$102,503

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PROPERTY PHOTO



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SITE PLAN



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INTERIOR PHOTO



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INTERIOR PHOTOS



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PATIO



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PROPERTY PHOTOS



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RETAILER MAP



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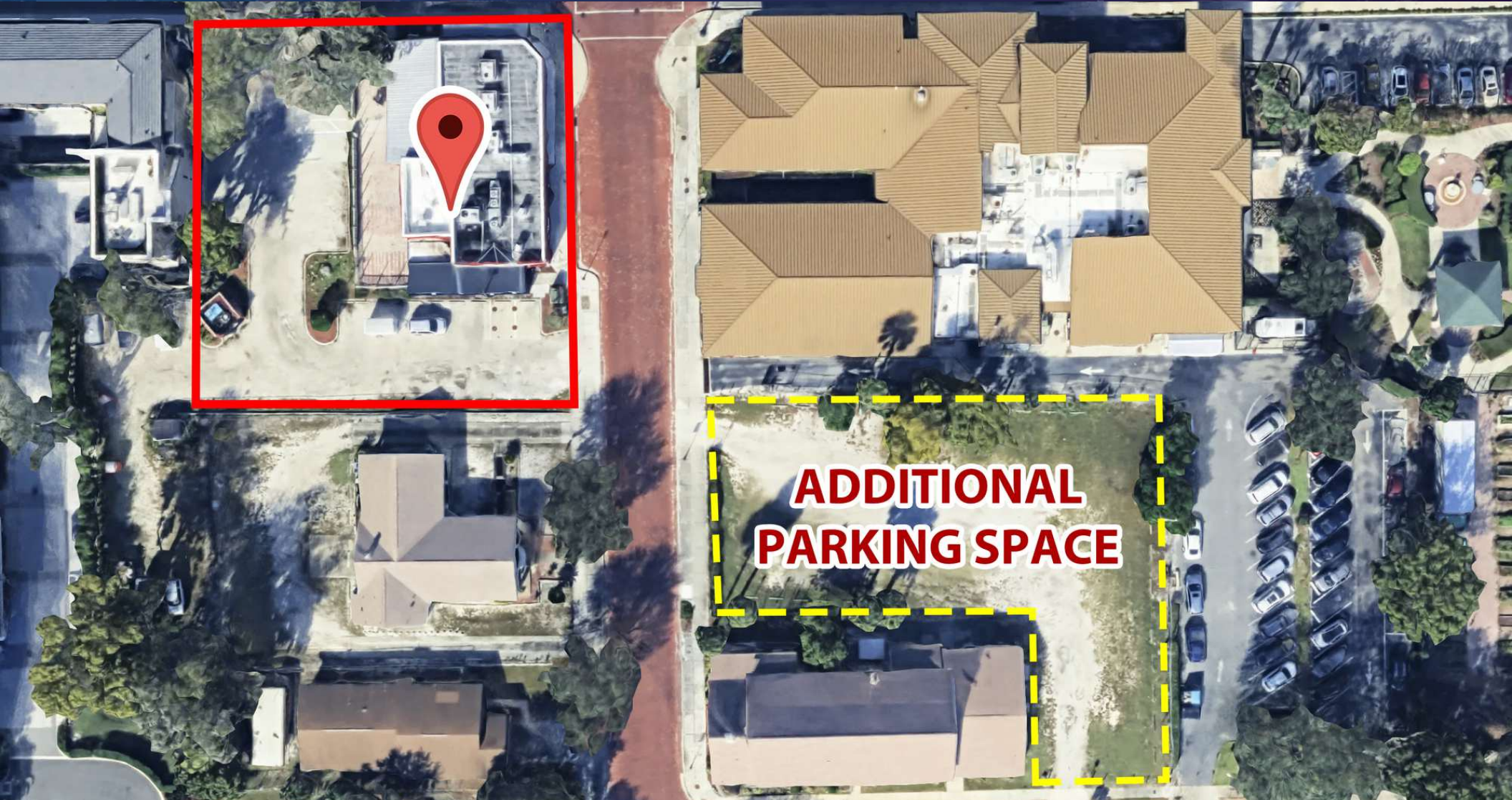
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PARKING MAP



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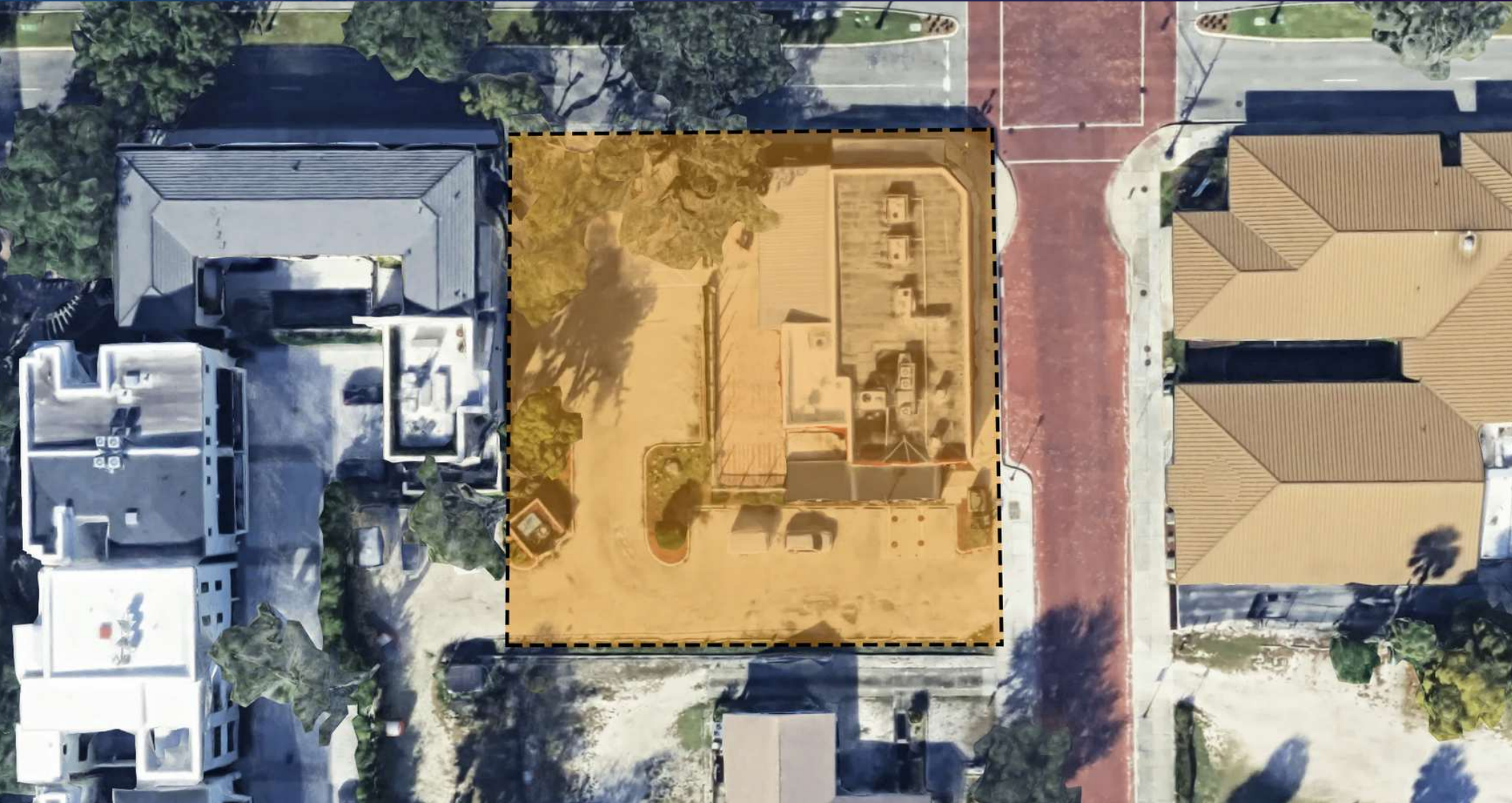
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EQUITY
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AERIAL



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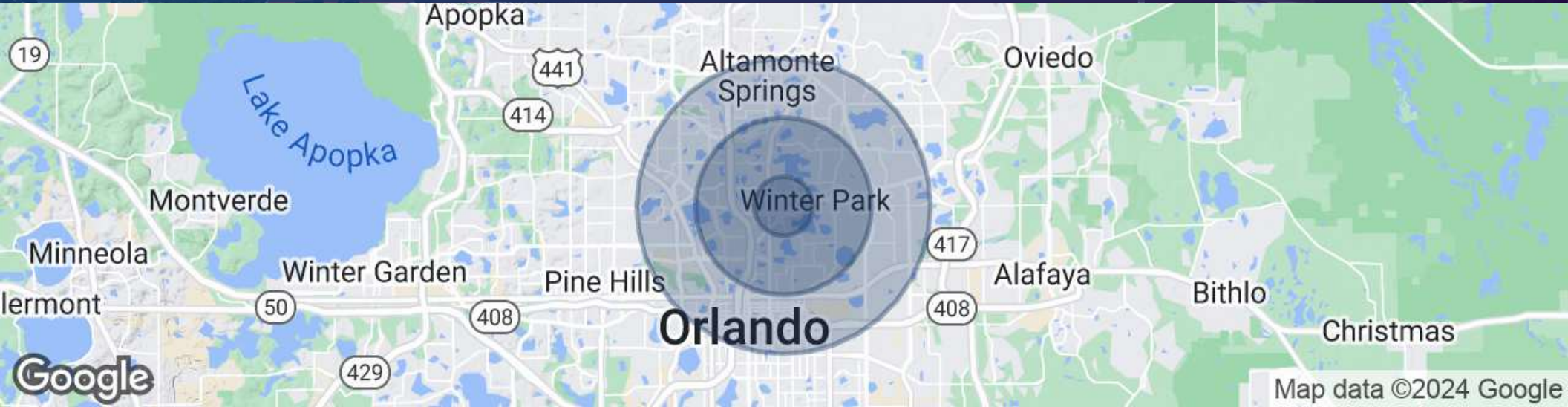
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,669	94,651	281,823
Average Age	36.6	41.4	38.6
Average Age (Male)	36.3	40.3	37.3
Average Age (Female)	39.3	43.7	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,648	42,291	127,001
# of Persons per HH	1.83	2.18	2.17
Average HH Income	\$120,675	\$132,357	\$102,503
Average House Value	\$663,403	\$507,239	\$400,965

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